



**RESIDENTIAL BOARD OF ADJUSTMENT  
AGENDA**

**Wednesday, February 20, 2019**

**Work Session 12:30 PM**

**Public Hearing 1:30 PM**

**200 Texas Street**

**City Council Conference Room 290 /**

**City Council Chamber 2<sup>nd</sup> Floor – City Hall**

**Fort Worth, Texas 76102**

**For More Docket Information Visit:**

**<http://fortworthtexas.gov/zoning/variances/cases>**

**BOARD MEMBERS:**

J.R. Martinez	_____
Tony Perez, Chair	_____
Kenneth Jones	_____
Joey Dixon, Vice-Chair	_____
Keishi High	_____
Tony DiNicola	_____
Courtney Holt	_____
Steve Epstein	_____
Amanda Schulte	_____

- |     |            |  |                                  |
|-----|------------|--|----------------------------------|
| I.  | 12:30 P.M. | LUNCH/WORK SESSION                                 | City Council Conference Room 290 |
|     |            | A. Review of Cases on Today's Agenda               |                                  |
| II. | 1:30 P.M.  | PUBLIC HEARING                                     | Council Chamber                  |
|     |            | A. Approval of Minutes of January 16, 2019 Hearing | _____                            |
|     |            | B. Continued Translation Case                      |                                  |



**1. BAR-18-122      Leoncio Avila**  
6036 Grayson Street

- a. Request a **SPECIAL EXCEPTION** under the “A-5” One-Family District regulations to permit an existing carport in the front yard, where none is allowed.
- b. Request a **VARIANCE** under the “A-5” One-Family District regulations to permit an existing carport and porch that encroach 5 feet into the required 5-foot side yard setback, creating a 0-foot side yard setback.
- c. Request a **VARIANCE** under the “A-5” One-Family District regulations to allow 0 parking spaces behind the front building wall, where 2 parking spaces are required, deficient by 2 parking spaces.
- d. Request a **VARIANCE** under the “A-5” One-Family District regulations to allow 2 parking space on the lot, when 3 parking spaces are required, deficient by 1 parking space.
- e. Request a **VARIANCE** under the “A-5” One-Family District regulations to permit an existing accessory structure with a height of 11 feet where 10 feet is the maximum allowed, excessive by 1 foot.

**C. Translation Case**

**2. BAR-19-009      Maria de Jesus Herrera by Horacio Dominguez**  
2901 Fitzhugh Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit an existing 240 square-foot accessory structure where 200 square feet is the maximum allowed, excessive by 40 square feet.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit an existing accessory structure with a height of 13 feet where 10 feet is the maximum allowed, excessive by 3 feet.

**D. Continued Cases**

**3. BAR-18-092      Christine & Jeffrey Klote**  
3824 Bellaire Circle

- a. Request a **VARIANCE** in an “A-43” One-Family District to permit the construction of an addition that would encroach 13 feet, 6 inches into the required 25-foot side-yard setback, creating an 11-foot, 6-inch side-yard setback.
- b. Request a **VARIANCE** in an “A-43” One-Family District to permit the construction of a porte cochere that would encroach 19 feet, 7 inches into the required 25-foot side-yard setback, creating a 5-foot, 5-inch side-yard setback.

**4. BAR-18-117      Phillip A Brown by Phillip Kennemer**  
5028 Meadowbrook Drive

- a. Request a **VARIANCE** in an “A-10” One-Family District to permit an existing accessory structure that encroaches 7 feet into the 10-foot rear yard setback, creating a 3-foot rear yard setback.
- b. Request a **VARIANCE** in an “A-10” One-Family District to permit an existing accessory structure that encroaches 2 feet into the 5-foot western side yard setback, creating a 3-foot side yard setback.
- c. Request a **VARIANCE** in an “A-10” One-Family District to permit an existing accessory structure that encroaches 2 feet into the 5-foot eastern side yard setback, creating a 3-foot side yard setback.



## E. New Cases

### 5. BAR-19-008

#### **KinoD, LLC**

7340 Lowery Road

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a new residence with a 30-foot front yard setback on Lowery Road, where a 50-foot established front yard setback is required, deficient by 20 feet.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a new residence with a 25-foot projected front yard setback on Sandy Lane, where a 40-foot established front yard setback is required, deficient by 15 feet.

### 6. BAR-19-010

#### **Blake Hamilton**

317 West Hammond Street

- a. Request a **VARIANCE** under the "A-5" One-Family District regulations to permit the construction of a residence on a lot that is 40 feet wide at the building line, where 50 feet is the minimum required, deficient by 10 feet.
- b. Request a **VARIANCE** under the "A-5" One-Family District regulations to allow 1 parking space behind the front building wall, where 2 parking spaces are required, deficient by 1 parking space.

### 9. BAR-19-012

#### **Marrell & Taylor Banks by Jon D. Cartor**

3908 Harlenwood Drive

- a. Request a **VARIANCE** in an "A-10" One-Family District to permit the construction of a new residence with a 25-foot projected front yard setback on Preston Hollow, where a 35-foot projected front yard setback is required, deficient by 10 feet.

### 10. BAR-19-013

#### **Scott Ferree by Bryan Bogle**

1309 Belle Place

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a garage with habitable space that would encroach 5 feet into the required 5-foot side-yard setback, creating a 0-foot side-yard setback.

### 11. BAR-19-024

#### **Maurie & Debbie Munro by MKG Homs Inc**

3320 South University Drive

- a. Request a **VARIANCE** under the "B" Two-Family District regulations in the TCU Overlay area to permit the construction of a duplex that would encroach 10 feet into the required 40-foot front-yard setback, creating a 30-foot, front-yard setback.

### 12. BAR-19-027

#### **DeeAnn Hockema by Eric Schaumburg**

3252 Wabash Avenue

- a. Request a **VARIANCE** in an "A-5" One-Family District with TCU Residential Overlay, to permit the construction of an addition that would encroach 2 feet into the 5-foot side yard setback, creating a 3-foot, side-yard setback.



**13. BAR-19-014      West River Partners by Mary Nell Poole - Townsite Company**  
204 Athenia Drive

- a. Request a **VARIANCE** in the “UR” Urban Residential District to permit the construction of a new apartment complex with a 25-foot front yard setback, where 20 feet is the maximum allowed, excessive by 5 feet.

**14. BAR-19-015      West River Partners by Mary Nell Poole - Townsite Company**  
208 Athenia Drive

- a. Request a **VARIANCE** in the “UR” Urban Residential District to permit the construction of a new apartment complex with a 25-foot front yard setback, where 20 feet is the maximum allowed, excessive by 5 feet.

**15. BAR-19-016      West River Partners by Mary Nell Poole - Townsite Company**  
212 Athenia Drive

- a. Request a **VARIANCE** in the “UR” Urban Residential District to permit the construction of a new apartment complex with a 25-foot front yard setback, where 20 feet is the maximum allowed, excessive by 5 feet.

**16. BAR-19-017      West River Partners by Mary Nell Poole - Townsite Company**  
216 Athenia Drive

- a. Request a **VARIANCE** in the “UR” Urban Residential District to permit the construction of a new apartment complex with a 25-foot front yard setback, where 20 feet is the maximum allowed, excessive by 5 feet.

**17. BAR-19-018      West River Partners by Mary Nell Poole - Townsite Company**  
220 Athenia Drive

- a. Request a **VARIANCE** in the “UR” Urban Residential District to permit the construction of a new apartment complex with a 25-foot front yard setback, where 20 feet is the maximum allowed, excessive by 5 feet.

**18. BAR-19-019      West River Partners by Mary Nell Poole - Townsite Company**  
228 Athenia Drive

- a. Request a **VARIANCE** in the “UR” Urban Residential District to permit the construction of a new apartment complex with a 25-foot front yard setback, where 20 feet is the maximum allowed, excessive by 5 feet.

**19. BAR-19-021      Fort Hustle, LLC by Mary Nell Poole - Townsite Company**  
240 Athenia Drive

- a. Request a **VARIANCE** in the “UR” Urban Residential District to permit the construction of a new apartment complex with a 25-foot front yard setback, where 20 feet is the maximum allowed, excessive by 5 feet.



**20. BAR-19-022      Lola L. Patterson by Mary Nell Poole - Townsite Company**  
244 Athenia Drive

- a. Request a **VARIANCE** in the "UR" Urban Residential District to permit the construction of a new apartment complex with a 25-foot front yard setback, where 20 feet is the maximum allowed, excessive by 5 feet.

**21. BAR-19-023      West River Partners by Mary Nell Poole - Townsite Company**  
248 Athenia Drive

- a. Request a **VARIANCE** in the "UR" Urban Residential District to permit the construction of a new apartment complex with a 25-foot front yard setback, where 20 feet is the maximum allowed, excessive by 5 feet.

**III. ADJOURNMENT**

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**ASSISTANCE AT THE PUBLIC MEETINGS:**

Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations

**ASISTENCIA DURANTE LA REUNION PUBLICA:**

El Edificio Municipal de la Ciudad de Fort Worth, City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan servicios de intérpretes o lectores/impresiones con letra grande que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad, llamando al teléfono (817) 392-8552 o por correo electrónico a [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) por lo menos 48 horas antes de la reunion para que se hagan los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.

**Executive Session.**

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Friday, February 15, 2019 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

*Mary J. Kayser*

City Secretary for the City of Fort Worth, Texas